

AT A PUBLIC HEARING AND REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, 8TH FLOOR, CITY HALL, HAMPTON, VIRGINIA, ON THURSDAY, NOVEMBER 1, 2012 AT 3:39 P.M.

ITEM I. CALL TO ORDER

Chairman Gregory Williams called the Planning Commission meeting to order.

ITEM II. ROLL CALL

A call of the roll noted Vice-Chair Gaynette LaRue and Commissioner Mary Bunting were absent.

ITEM III. Minutes

A motion was made by Commissioner Carlton Campbell and seconded by Commissioner James Young to approve the minutes of the October 4, 2012 work session and Planning Commission meeting. A roll call vote on the motion resulted as follows:

AYES:	Campbell, Young, McCloud, Snead, Williams
NAYS:	None
ABST:	None
ABSENT:	LaRue, Bunting

ITEM IV. STAFF REPORTS

A. Youth Planner Report

The Hampton Youth Commission and the Youth Planners are working on updating the Youth Component. There are four steps in the Youth Component Update process. The Youth Component is a document derived from the Community Plan for the City of Hampton. This document serves as a plan to help create a better living environment for the youth in the city of Hampton. The Youth Component update is modeled after the Community Plan update process from 2010, which includes; (1) the Kick-off Meeting, (2) focus groups, (3) edit and revise the document, and (4) the approval of the revised Youth Component by the Hampton Youth Commission, Planning Commission and City Council. The Youth Component Kick-off meeting took place on October 15th, over 40 high school and college age citizens attended the meeting.

The Committees of the Hampton Youth Commission were instrumental in getting the word out about the meeting. The Commission knew how crucial it was to advertise the event in order to have a successful meeting. More specifically, the Publicity Committee used the Hampton Youth Commission's Facebook page and Twitter, to reach out to the community. The Partnership Committee has been meeting with

various school clubs. Also, the Policy Committee will serve as the overseers of the process ensuring that each step is completed effectively.

Finally, the Youth Planners are working on posting the interactive map for the Youth Friendly Businesses on the internet. There has been a delay in this process due to not having a webpage for the Hampton Youth Commission. Once the Planning Division is able to find a host site, the map will be posted on the site.

In response to a question by Commission Campbell, James stated that the website is not yet up.

B. Planning Commission By- Laws Amendment

Senior Deputy City Attorney, Vanessa Valldejuli, stated a request was made at last month's meeting to draft an amendment to the By-Laws dealing with the ability of the chair to hold his/her office more than one year. The By-Laws can be amended by an affirmative vote of at least five of the members but the amendment has to be read first before the vote is taken. As legal counsel, Ms. Valldejuli stated she has provided two proposed alternatives. The first one basically amends the by-laws to allow either the chair or the vice-chair to hold the office for up to two years. The reasoning being that the vice-chair is generally in training to be the chair, while the chair holding the office could hold the office for two years.

One may not be given the opportunity needed to have the kind of experience to become comfortable in the chairmanship if the vice-chair is being changed after one year. The amendment in the second alternative is exactly as the commissioners had requested and is that only the chair could hold the office for two consecutive years.

Ms. Valldejuli read both alternatives in full as required by the By-Laws pertaining to Article II, Election and Duties of Officers of the Commission subsection a. Election of the Chair/Vice Chair.

The Commission may vote on which of the two alternatives they desire at the next session of the Planning Commission.

There was no discussion by the Commission on the two alternatives.

Public Hearing Procedures

Mr. Terry O'Neill, Secretary to the Commission read key points of the Hampton Planning Commission Public Hearing/Comment Rules in order for the affairs of the Commission to be conducted in a courteous and orderly manner.

V. Public Hearing Items

A. Rezoning Application No. 1305-2012: by Hampton Redevelopment and Housing Authority to rezone twenty-six (26) parcels of land in the Olde Hampton Neighborhood at 301&305 Union St (LRSN: 2000909, formerly

2000910), 304 Union St (LRSN: 2000785), 306 Union St (LRSN: 2000786), 108 Patterson Ave (LRSN: 2000436), 112 Patterson Ave (LRSN: 2000437), 116 Patterson Ave (LRSN: 2000438), 118 Patterson Ave (LRSN: 2000439), 121, 123, and 125 Patterson Ave (LRSN: 2000281), 322 W. Queen St (LRSN: 2001064), 324 W. Queen St (LRSN: 2001063), 355 W. Queen St (LRSN: 2002044), 355 A W. Queen St (LRSN: 2002043), 357 W. Queen St (LRSN: 2002042), 523 W. Queen St (LRSN: 2001106), 527 W. Queen St (LRSN: 2001107), 700 W. Queen St (LRSN: 2000459), 708 W. Queen St (LRSN: 2000457), 710 W. Queen St (LRSN: 2000456), 27 Stewart St (LRSN: 2002059), 28 S. Back River Rd (LRSN: 2001139), 30 S. Back River Rd, (LRSN: 2001140), 200 Dooley St (LRSN: 2000564), 202 Dooley St (LRSN: 2000565), Dooley St, (LRSN: 2000617), 205 Dooley St (LRSN: 2000616) and 208 Dooley St (LRSN: 2000567) totaling 2.82 +/- acres from Two Family Residence District (R-8), One-Family Residence District (R-9) or General Commercial District (C-3) to One Family Residence District (R-4) with conditions to construct single family homes. The Hampton Community Plan (2006, as amended) and the Downtown Master Plan (2004, as amended) recommends low density residential for this area designed in keeping with the existing neighborhood character

Senior Planner, Mike Hayes stated this is a request by the Hampton Redevelopment and Housing Authority (HRHA) to rezone twenty-six (26) parcels which are roughly bounded by Settlers Landing Road, North Armistead Avenue, West Pembroke Avenue, and LaSalle Avenue.

The request is to rezone the properties from R-8 (two-family), R-9 (One Family) and C-3 (General Commercial) Districts to R-4 District (One Family residence) with the intent of constructing one-family dwellings. Where possible, garages and parking will be at the rear of buildings to create a pedestrian friendly environment.

The purpose of this proposed zoning district (One Family Residence District: R-4) is to provide a zoning district option that allows for traditional single family neighborhood lot patterns and sizes on larger infill sites, in and around older well established neighborhoods. The R-4 district allows for both the efficient use of land as well as maintains the character of these communities.

In November of 2011, City Council amended the Zoning Ordinance to include the One Family Residence (R-4) District. One of the main purposes of this district is to permit infill development appropriate for certain neighborhoods. Prior to the adoption of R-4, the available single family districts did not have setbacks and other development standards appropriate for many of the City of Hampton's older and often historic neighborhoods, Olde Hampton being one of those.

This rezoning application is comprised of parcels that are currently vacant. The Hampton Redevelopment and Housing Authority has acquired these properties over time as part of a blight abatement program with the intent of constructing single family homes on the parcels. More specifically, the Hampton Redevelopment and Housing Authority has acquired these properties with federal Housing and Urban Development Community Development Block Grant funds (CDGB funds), which now require the

federal allocation of funds to be spent within a reasonable time of receipt of those funds.

The proposed rezoning is consistent with the goals of the Hampton Community Plan (2006, as amended). The Hampton Community Plan (2006, as amended) and the Downtown Master Plan (2004, as amended) both recommend low density residential for the Olde Hampton area. Specifically, the Downtown Master Plan (2004, as amended) identifies the neighborhood as "Initiative 4: Olde Hampton Neighborhood," and explicitly recommends "additional residential development...at the corner of Queen Street and Back River Road" (pg. 25). The parcels included in this rezoning application are within the Olde Hampton neighborhood, specifically at the corner of Queen Street and Back River and the immediate surrounding area.

The rezoning is needed to carry out the recommendations highlighted in the Hampton Community Plan (2006, as amended) and the Downtown Master Plan (2004, as amended). Both plans recommend low density residential for this area. The rezoning of these parcels will help facilitate the orderly development of infill parcels within this established neighborhood in a compatible manner. Conditions will be attached to the rezoning to ensure that the architectural design of the homes will be compatible with the existing neighborhood character. These policy documents guide us to support the redevelopment of this area in Olde Hampton with infill housing sensitive to the lot patterns and housing character of the neighborhood. Recommended are high quality new development; maintaining the existing character; targeting redevelopment and encouraging walkable and bikeable neighborhoods.

The proffered conditions attached to this request include only single family homes, use of a pattern book that has been proffered, and many of the requirements are specifically called out within the proffer statement. This particular pattern book, "A Pattern Book for Hampton," was developed by Urban Design Associates for the City of Hampton specifically for use in the city's traditional historic neighborhoods, such as Olde Hampton. The rezoning of these parcels will help facilitate the orderly development of infill parcels within this established neighborhood in a compatible manner. Conditions will be attached to the rezoning to ensure that the architectural design of the homes will be compatible with the existing neighborhood character. Also saving mature trees has been taken into account. In the case of a tree having to be taken down approval must first be obtained from the Community Development Department before that occurs if this application is approved.

Once the parcels are rezoned, HRHA will advertise the parcels through the request for proposals process to attract private developers and builders. The proposed rezoning is a crucial step in preparing the properties for redevelopment.

Staff recommends approval of this application with nine (9) conditions.

In response to questions by Commissioner Campbell, Angelique Shenk with the Community Development Department, Housing and Neighborhood Services Division stated that the CDGB properties inventory was looked at specifically for the applications coming forward today; the ones in question from HUD, as well as any properties the Housing Authority owns that are adjoining or adjacent to those

properties. There are still properties owned through CDGB throughout the city but these are the only ones being recommended at this time to move forward to the new R-4 District.

In response to federal pressures, work had to be done by a certain period of time or funding would be lost for the CDGB homes. Ms. Shenk stated these properties are the only ones remaining from the properties that were in question with HUD. There are many other properties that have satisfied the CDGB requirements in terms of blight abatement or public use projects. Some scattered site lots are still available and work is being done with other partners such as Habitat for Humanity to bring new construction to those sites but at this time they do not need rezoning.

Ms. Shenk stated in response to a question from Commissioner Campbell that HUD put pressure on Hampton to move forward with the development but the properties owned by the Housing Authority in the Olde Hampton neighborhood and Kecoughtan area are properties that have been worked on to assemble for quite a long time. One of the things that the Housing Authority and the City were waiting on before beginning reinvestment activities was the adoption of this new R-4 District. Although this was part of the plan all along, if not for pressure from HUD it might have been brought forward more slowly. The City and HRHA want to continue to reinvest in those areas not just take down the blighted property but begin to attract some private investments in those areas.

In response to a question from Commissioner Campbell, Ms. Shenk stated the property formerly known as Lincoln Park is a public housing development and not part of the Community Block Grant Program (CDBG). However, there are representatives from the Housing Authority at this meeting and they have begun a community input process to talk about the future of the Lincoln Park development.

There were no public speakers.

After presentation the Commission approved the following:

WHEREAS: the Hampton Planning Commission has before it this day a proposal by Hampton Redevelopment and Housing Authority to rezone 2.82 +/- acres at 301 & 305 Union St (LRSN: 2000909, formerly 2000910), 304 Union St (LRSN: 2000785), 306 Union St (LRSN: 2000786), 108 Patterson Ave (LRSN: 2000436), 112 Patterson Ave (LRSN: 2000437), 116 Patterson Ave (LRSN: 2000438), 118 Patterson Ave (LRSN: 2000439), 121, 123, and 125 Patterson Ave (LRSN: 2000281), 322 W. Queen St (LRSN: 2001064), 324 W. Queen St (LRSN: 2001063), 355 W. Queen St (LRSN: 2002044), 355 A W. Queen St (LRSN: 2002043), 357 W. Queen St (LRSN: 2002042), 523 W. Queen St (LRSN: 2001106), 527 W. Queen St (LRSN: 2001107), 700 W. Queen St (LRSN: 2000459), 708 W. Queen St (LRSN: 2000457), 710 W. Queen St (LRSN: 2000456), 27 Stewart St (LRSN: 2002059), 28 S. Back River Rd (LRSN: 2001139), 30 S. Back River Rd, (LRSN: 2001140), 200 Dooley St (LRSN: 2000564), 202 Dooley St (LRSN: 2000565), Dooley St, (LRSN: 2000617),

205 Dooley St (LRSN: 2000616) and 208 Dooley St (LRSN: 2000567) from One-Family Residence District (R-8), One-Family Residence District (R-9), or General Commercial District(C-3), to One-Family Residence (R-4) District with the intent of constructing single family homes;

WHEREAS: the Hampton Redevelopment and Housing Authority has acquired the said properties over time for the purpose of blight removal and with the intent of constructing single family homes on the parcels;

WHEREAS: the Hampton Community Plan (2006, as amended) and the Downtown Master Plan (2004, as amended) recommend low density residential infill development that respects the existing historic character of the neighborhood;

WHEREAS: the surrounding land uses include general commercial development to the north and single family homes to the east, west, and south;

WHEREAS: the parcels are currently vacant;

WHEREAS: nine proffered conditions are attached to limit the use to single family residences, to protect mature trees, and to require adherence to the design standards of "A Pattern Book for Hampton" developed by Urban Design Associates;

WHEREAS: the applicant hosted a community meeting on October 30; and

WHEREAS: no one from the public spoke for or against this proposal.

NOW, THEREFORE, on a motion by Commissioner James Young and seconded by Commissioner Chris Snead,

BE IT RESOLVED that the Hampton Planning Commission does recommend to City Council approval of Rezoning Application No. 1305-2012, subject to nine (9) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES:	Campbell, McCloud, Snead, Williams, Young
NAYS:	None
ABST:	None
ABSENT:	Bunting, LaRue

B. Rezoning Application No. 1306-2012: by Hampton Redevelopment and Housing Authority to rezone nineteen (19) parcels of land at 516 W. Queen St (LRSN: 2000533), 518 W. Queen St (LRSN: 2000532), 522 W. Queen St (LRSN: 2000531), 524 W. Queen St (LRSN: 2000530), 500 W. Queen St (LRSN: 2001050), 101 N. Back River Rd (LRSN: 2000514), 103 N. Back River Rd (LRSN: 2000515),

104 N. Back River Rd (LRSN: 2000995), 105 N. Back River Rd (LRSN: 2000516), 108 N. Back River Rd (LRSN: 2000994), 109 N. Back River Rd (LRSN: 2000517), N. Back River Rd Parcel A/Part of Parcel B (LRSN: 2001051), 384 W. Queen St (LRSN: 2001052), 382 W. Queen St (LRSN: 2001053), W. Queen St (LRSN: 2001054), 374 W. Queen St (LRSN: 2001055), 370/372 W. Queen St (LRSN: 2001056), 368 W. Queen St (LRSN: 2001057), 366 W. Queen St (LRSN: 2001058) totaling 4.19+/- acres from Two Family Residence District (R-8), One Family Residence District (R-9), or Limited Commercial District (C-2) to One Family Residence District (R-4) with conditions to construct single family homes. The Hampton Community Plan (2006, as amended) recommends medium density residential for this area designed in keeping with the existing neighborhood character.

Senior Planner Mike Hayes stated Rezoning Application No. 1306-2012 is a request by the Hampton Redevelopment and Housing Authority (HRHA) to rezone nineteen (19) parcels which are roughly bound by Queen Street, North Armistead Avenue, West Pembroke Avenue and LaSalle Avenue. This is in the Olde Hampton neighborhood at the key intersection of Queen and Back River.

This particular rezoning goes forward as one project rather than one at a time as some of the more infill specific lots. This came about due to blight abatement with the purchase of an apartment building on the corner.

This request is to rezone to R-4 which is a single family district. This request also falls under the Downtown Master Plan which has recommendations for in-fill developments, single family homes that are in keeping with the neighborhood; to maintain the character in the neighborhood; and to ensure new development of high quality. The R-4 district was drawn up to keep this type of development. The purpose of this proposed zoning district (One Family Residence District: R-4) is to provide a zoning district option that allows for traditional single family neighborhood lot patterns and sizes on larger infill sites, in and around older well established neighborhoods. The R-4 district allows for both the efficient use of land as well as to maintain the character of these communities. The proffers include; single family houses; the Pattern Book is followed; maintaining the mature trees; and, keeping the historic character of the district.

Staff recommends approval of the application with nine (9) conditions.

In response to a question from Commissioner Campbell, Mr. Hayes stated this request does not fall outside the Master Plan with the single-family homes and this application is to implement the Master Plan and the R-4 District is the best way to do so.

Planning Director Terry O'Neill stated while working on the Downtown Master Plan the Olde Hampton neighborhood specifically wanted this property redeveloped as single family homes to allow opportunities for new families to move into the neighborhood as the neighborhood is fairly old. It is not absolutely precluded to have multi-housing but those in the neighborhood wanted single family homes

In response to a question from Commissioner Williams, Mr. Hayes stated notices were sent out and community meetings were scheduled. The meeting for the Kecoughtan application was not held due to the major storm that was to occur. Another meeting for the Kecoughtan community will be scheduled prior to the City Council meeting.

In response to questions from Commissioners Campbell and Young, Aaron Carter, Community Development Director for the Hampton Redevelopment and Housing Authority, explained for this application, the properties on the corner of Queen Street and Back River (RZ No. 1306-2012), 51% will be targeted to have income limits.

All of the lots in the first application, Rezoning 1305-2012, will be targeted for income limits and the application for the Kecoughtan properties (RZ 1307-2012) will have income limits.

In response to a question from Commissioner Young, Mr. Carter stated due to the land mass for the Queen Street and Back River application (RZ 1306 -2012) 51% of the properties can be targeted for income limits with the other 49% at market rates. The next application for Kecoughtan Road (RZ 1307 -2012,) is scattered lots and will be targeted for low to moderate incomes.

There were no public speakers.

After presentation the Commission approved the following:

WHEREAS: the Hampton Planning Commission has before it this day a proposal by Hampton Redevelopment and Housing Authority to rezone 4.19+/- acres at 516 W. Queen St (LRSN: 2000533), 518 W. Queen St (LRSN: 2000532), 522 W. Queen St (LRSN: 2000531), 524 W. Queen St (LRSN: 2000530), 500 W. Queen St (LRSN: 2001050), 101 N. Back River Rd (LRSN: 2000514), 103 N. Back River Rd (LRSN: 2000515), 104 N. Back River Rd (LRSN: 2000995), 105 N. Back River Rd (LRSN: 2000516), 108 N. Back River Rd (LRSN: 2000994), 109 N. Back River Rd (LRSN: 2000517), N. Back River Rd Parcel A/Part of Parcel B (LRSN: 2001051), 384 W. Queen St (LRSN: 2001052), 382 W. Queen St (LRSN: 2001053), W. Queen St (LRSN: 2001054), 374 W. Queen St (LRSN: 2001055), 370/372 W. Queen St (LRSN: 2001056), 368 W. Queen St (LRSN: 2001057), and 366 W. Queen St (LRSN: 2001058) from One Family Residence District (R-8), One-Family Residence District (R-9), or Limited Commercial District (C-2), to One Family Residence District (R-4);

WHEREAS: the Hampton Housing and Redevelopment Authority has acquired the said properties over time for the purpose of blight removal and with the intent of constructing single family homes on the parcels;

WHEREAS: the Hampton Community Plan (2006, as amended) and the Downtown Master Plan (2004, as amended) recommend low

density residential infill development that respects the existing historic character of the neighborhood;

WHEREAS: the properties are adjacent to general commercial uses to the north, and single family residential uses to the east, south, and west;

WHEREAS: the said parcels are currently vacant and were acquired by the applicant to ultimately be marketed as a consolidated redevelopment project to private developers and builders;

WHEREAS: nine proffered conditions are attached to limit the use to single family residences, to protect mature trees, and to require adherence to the design standards of "A Pattern Book for Hampton" developed by Urban Design Associates ;

WHEREAS: the applicant hosted a community meeting on October 30; and

WHEREAS: no one from the public spoke for or against this proposal.

NOW, THEREFORE, on a motion by Commissioner Carlton Campbell and seconded by Commissioner James Young,

BE IT RESOLVED that the Hampton Planning Commission does recommend to City Council approval of Rezoning Application No. 1306-2012, subject to nine (9) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES:	Campbell, McCloud, Snead, Williams, Young
NAYS:	None
ABST:	None
ABSENT:	Bunting, LaRue

C. Rezoning Application No. 1307-2012: by Hampton Redevelopment and Housing Authority and the City of Hampton to rezone twelve (12) parcels of land in the Kecoughtan Road Corridor area at 800 Kecoughtan Rd (LRSN: 1004658), 901 Kecoughtan Rd (LRSN: 1004748), 903 Kecoughtan Rd (LRSN: 1004749), 915 Kecoughtan Rd (LRSN: 1004747), 300 Locust Ave (LRSN: 1004773), Kecoughtan Rd (LRSN: 1004772), 1002 Kecoughtan Rd (LRSN: 1004610), 1006 Kecoughtan Rd (LRSN: 1004609), 1209 Kecoughtan Rd (LRSN: 1004815), 1213 Kecoughtan Rd (LRSN: 1004814), 1701 Kecoughtan Rd (LRSN: 1005118), and 301 Greenbriar Ave (LRSN: 1004771), totaling 1.95+/- acres from One Family Residence District (R-11), Neighborhood Commercial District (C-1) or General Commercial District (C-3) to One Family Residence District (R-4) with conditions to construct single family homes. The Hampton Community Plan (2006, as amended) and the Kecoughtan Corridor Master

Plan (2006, as amended) both recommend low density residential for this area with homes oriented and designed in keeping with the existing neighborhood character.

Senior Planner, Mike Hayes stated this is a request by the Hampton Redevelopment and Housing Authority and the City of Hampton to rezone twelve (12) parcels which are located along the western stretch of Kecoughtan Road between the city line and Claremont Avenue. The requested use is for single family lots to further the development of Kecoughtan Road as a residential boulevard as recommended in the Kecoughtan Road Corridor Master Plan (2006) as amended). Currently these lots are vacant with some being zoned One Family Residence District (R-9) Neighborhood Commercial District (C-1) and one lot zoned General Commercial District (C-3). The newly adopted R-4 district was adopted with these types of projects in mind.

The properties were purchased with the idea of blight abatement, filling the vision of the Master Plan of the Kecoughtan Corridor Master Plan which talks about converting Kecoughtan Road itself into a residential boulevard as over time the city has witnessed the decline of Kecoughtan Road as a viable commercial corridor. Kecoughtan Road is no longer the main connection between downtown Newport News and downtown Hampton. This land use trend has been occurring over decades and is the result of changing shopping patterns which have favored "big box" retailers over smaller scale operators. In many cases commercial properties had become more of a neighborhood nuisance or blight than a neighborhood convenience, especially upon adjacent properties, which in turn has hurt the desirability for home buyers to invest in the Wythe neighborhood. In dealing with the circumstance, the City and the Hampton Redevelopment and Housing Authority (HRHA) have acquired a number of properties over time with the intent of eventually packaging them for redevelopment.

The proffered conditions include single family homes; use of a pattern book; having homes that address the streets to show that the neighborhood does not turn its back on Kecoughtan Road and is a front for the community; and the keeping of mature trees to help keep the character of the community.

Staff recommends approval of this application with eleven (11) conditions.

Applicant Aaron Carter, Community Development Director for the Hampton Redevelopment and Housing Authority (HRHA) stated as this is a joint application the lots owned by HRHA will be targeted for lower or moderate income.

Commissioner Andre McCloud stated HRHA has done a great job in this particular community and in Olde Hampton with the homes that have been built. He further stated he does not understand the R-4 district as he does R-9 and R-11. His concern is if the homes HRHA plans to build in the Kecoughtan application will meet the quality of the previously built homes

In response to Commissioner McCloud, Mr. Carter stated HRHA is rezoning the property but not building the homes. HRHA will be project managers and will make sure the project is implemented. There will be an RFP process where builders or developers

will have a chance to submit proposals. Attached to the rezoning are proffers and one of the proffers is a pattern book the builders/developers will have to abide by as the homes are built. There are other homes that are not indicated on the rezoning applications that HRHA is looking to build but the Authority is always looking at better and more efficient ways to build. They would not build anything less than what they have built currently.

Planning Director Terry O'Neill stated one of the reasons that the City partners with the Housing Authority is because of a good track record and they work well with the City. They want to be cognizant and careful when going into a redevelopment area as first projects often set the tone for what comes later. Because of the Housing Authority's track record for past work done in the area, this should yield a result with which the community will be happy.

Senior Deputy City Attorney Vanessa Valldejuli stated in addition to the pattern book that has been proffered there are specific conditions that deal with the architectural style, roof pitch, windows, eaves, and shutters, etc. The level of detail goes far beyond the pattern book. The public may not have had an opportunity to read the proffers attached to the application. How the houses are to be built will be controlled in all three applications. There will be an RFP process, an oversight committee composed of HRHA; the Community Development Department and its divisions of Planning and Zoning; Economic Development; legal counsel for the HRHA; and counsel for the City. The projects will be monitored all the way through the RFP process, the development agreement and the award. The proffers will be recorded in the Circuit Court if council approves the applications. The proffers will be reiterated in the RFP the development agreement and in deed restrictions.

In response to a question from Commissioner Campbell, Mr. Hayes stated most of the properties included in these rezonings are vacant.

Rhonda A. Woods, 219 Locust Avenue, Hampton thanked the commission for the opportunity available to them as a neighborhood for efforts made. She stated she has seen fragile improvements house by house in her neighborhood; and the positive and happy changes that can occur when, as a collaborative partnership between neighbors and the city, they stand up to crime and grime. With the substantial efforts already made by the city and homeowners thus far and the fact money must be spent in ways where there are short term and long term synergistic return to the city, Ms. Woods asked the Commission to consider the following for the HRHA rezoning application for the Kecoughtan Corridor:

- rezoning to single family homes can eliminate the chronic gathering of gangs and the individuals and the many commercial properties that are now vacant in these areas
- benefits include the reduction of the demand of city resources such as law enforcement; waste pick-up; code violations enforcement, etc.
- additional benefits would provide a reduction in the losses incurred by the homeowners in the vicinity of these west end commercial and run down properties.

Ms. Woods stated perhaps Newport News could also benefit in a win-win for both city's budgets by rezoning to single family and thereby reducing or eliminating these crime and grime hangouts throughout that corridor. The Wythe area is known for architectural characteristics. These proposed single family homes, if built and viewed as dignified and respectable homes, can serve as a front door showcase for the valuable treasure the neighborhood toils to maintain rather than generic properties that would not motivate their owners to live in and care for their residences full time. Taking the proud Kecoughtan name to mean an avenue of stability, safety and seriously invested homeowners, that one would see every day, is a highly visible platform for the city's spot-on planning and financial decision making. Ms. Woods asked the commission to go forward and approve this proposal and if there is any way, include in this rezoning criteria to deter the single family homes from use as rental properties. There are a large number of rental properties already on Kecoughtan and the current full time resident owners have experienced negative consequences throughout the neighborhood from adjacent rentals.

Commissioner Chris Snead asked if staff or HRHA could place examples from the Pattern Book from these projects when they are begun on a website so people can look at what is going into the neighborhoods.

Commissioner Campbell stated he does not believe the PC has the authority or power to place restrictions on the property and questioned if that is something the Housing Authority could do in placing conditions on the homes.

In response to Commissioner Campbell statement, Mr. Carter stated the Housing Authority has a homebuyer assistance program where if the homeowner qualifies, potential buyers can be given down payment/closing cost assistance. That program contains a deed restriction which requires the homeowner to stay in the home for a number of years. If the homeowner does not access those funds and obtains a regular loan from a bank, the bank could put in some deed restrictions but that is not likely in this economy. Some of these potential buyers will more than likely come through the Housing Authority program for the down payment/closing cost assistance and if they qualify there will be a deed restriction. Mr. Carter stated there is a strong likelihood that the 51% would go through the program.

Secretary to the Commission, Terry O'Neill stated the City along with the Housing Authority will do everything possible in situations like this, along with the physical improvements, to bring more families and homeowners into the neighborhood. There is nothing the city can do to keep property owners from selling or renting out their property, but the upfront intent is to sell the homes to people who will own them, come into the neighborhoods, put down roots and be part of the renaissance.

In response to a question from Commissioner Campbell, Mr. Carter stated that investors cannot come in and buy up the 51% income restricted properties.

The second speaker, Patti Briley, 104 Piedmont Avenue, Hampton, stated her main concern is when the homes are purchased that the buyer makes a certain amount of income (\$30,000) before purchasing them and be kept from selling for a

minimum of five years. Ms. Briley stated more police will be needed and she would like to see restrictions on lot sizes and not allow lots to be divided. Her main concerns are tenure of ownership and the financially able owners.

Mr. O'Neill stated concerns, such as tenure of ownership, are shared. The City and the Housing Authority will do everything possible in order to get financially able people into those homes that will be a part of the revitalization of the neighborhood. Guarantees cannot be made. In theory neighborhood revitalization is about gradually changing the perception of the neighborhood and the more it changes the more stable homeownership occurs. The process is long and tedious. Public improvements have been put in and part of the process is getting high quality homes with new families. While there are many good neighborhood supported business still there, there are more properties that still need to be acquired to be redeveloped. Financially the City is not in as good a place as it was when many of these properties were acquired. From the police perspective, the City does have its Crime and Grime Initiative and the entire Wythe neighborhood is part of the program. The police division does a wonderful job. It is known there is work to be done and things will be kept moving forward.

In response to a question from Commissioner Campbell, Mr. Carter stated the Olde Hampton application will be targeted as low to moderate income. The Queens River application is targeted at 51%. In the Kecoughtan application, five of the lots will be targeted as low to moderate income. The other seven lots are City owned lots acquired with City money but HRHA will oversee them and they can be market rate and are not restricted.

Senior Deputy City Attorney Vanessa Valldejuli stated the City owned lots will probably be conveyed to HRHA for purposes of marketing.

Commissioner McCloud stated he was glad to see Ms. Woods and Ms. Riley at the meeting. He stated he is passionate about this and has been president of his Kecoughtan neighborhood association for 19 years. He has been involved in the Kecoughtan Corridor plan and is fully aware of what has been going on for 20 years and wants to make certain of what the commission is doing and that it is not going against what has been worked hard for. Commissioner McCloud stated the first chairman of the Neighborhood Commission (Tommy Thompson), and under whom he was vice-chair, was also in attendance at this meeting.

Commissioner McCloud stated the R-4 district has flexibility and, although it scares him, Mr. Carter and HRHA have a track record in the community and elsewhere in the city in assuring bringing in quality houses. He still does not want to see houses stacked up on each other.

Commissioner McCloud finished by stating it is good to have others from the community attend the meeting and state they concur with what he has stated. Commissioner McCloud believes something good is coming.

After presentation the Commission approved the following:

- WHEREAS:** the Hampton Planning Commission has before it this day a proposal by Hampton Redevelopment and Housing Authority and the City of Hampton to rezone 1.95± acres at 800 Kecoughtan Rd (LRSN: 1004658), 901 Kecoughtan Rd (LRSN: 1004748), 903 Kecoughtan Rd (LRSN: 1004749), 915 Kecoughtan Rd (LRSN: 1004747), 300 Locust Ave (LRSN: 1004773), Kecoughtan Rd (LRSN: 1004772), 1002 Kecoughtan Rd (LRSN: 1004610), 1006 Kecoughtan Rd (LRSN: 1004609), 1209 Kecoughtan Rd (LRSN: 1004815), 1213 Kecoughtan Rd (LRSN: 1004814), 1701 Kecoughtan Rd (LRSN: 1005118), and 301 Greenbriar Ave (LRSN: 1004771), from One Family Residence District (R-9), Neighborhood Commercial District (C-1), or General Commercial District (C-3), to One-Family Residence (R-4) District with the intent of constructing single family homes;
- WHEREAS:** the Hampton Community Plan (2006, as amended) recommends low density residential at this location with infill development being sensitive to the historic character of the existing neighborhood;
- WHEREAS:** the viability of Kecoughtan Road as a commercial corridor has diminished over time, which has had an impact on investment in properties along the road;
- WHEREAS:** the Kecoughtan Road Corridor Master Plan (2006, as amended) recommends quality residential development along Kecoughtan Road to create a positive image for the surrounding community;
- WHEREAS:** the parcels are adjacent to single family residential uses to the north and south and neighborhood and general commercial to the east and west;
- WHEREAS:** the parcels are currently vacant and were acquired by the applicants for the purpose of blight removal and to ultimately solicit proposals from private developers and builders through the request for proposal process;
- WHEREAS:** eleven proffered conditions are attached to limit the use to single family residences, to protect mature trees, to require adherence to the design standards of "A Pattern Book for Hampton" developed by Urban Design Associates, and to require that new homes will address both Kecoughtan Road and the side streets;
- WHEREAS:** the applicant canceled the community meeting due to the impending storm and rescheduled the community meeting to be held after the Planning Commission public hearing; and
- WHEREAS:** two members of the public spoke in support of this proposal.

NOW, THEREFORE, on a motion by Commissioner Andre McCloud and seconded by Commissioner Carlton Campbell,

BE IT RESOLVED that the Hampton Planning Commission does recommend to City Council approval of Rezoning Application No. 1307-2012, subject to eleven (11) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES:	Campbell, McCloud, Snead, Williams, Young
NAYS:	None
ABST:	None
ABSENT:	Bunting, LaRue

VI. Community Development Director's Report

Terry O'Neill stated as a reminder the Phoebus Master Plan public meeting will be hosted at St. Mary Star of the Sea School in the cafeteria on November 8, 2012 at 7 PM. The team has been actively working on it since the first series of public sessions were held in late spring/early summer. The upcoming meeting will be to get collaboration between the community and experts on what the game plan going forward is, particularly as it relates to economic changes that have occurred that have affected businesses and homeowners in the Phoebus area, as well as, the relationship with Fort Monroe as their planning process evolves. Everyone is encouraged to come and participate. After a short presentation different stations will be set up around the room based on the key issues identified by the community. The commissioners and public are invited to come and sit down with the people at stations with the issues in which one is interested and share ideas.

From this meeting the hope is to come up with a list of near and long action items with which to go forward.

VII. Items by the Public

There were no items by the public.

VIII. Matters by the Commission

In response to a question from Commissioner Campbell, Aaron Carter of Hampton Redevelopment and Housing stated there have been a number of stakeholder meetings for Lincoln Park which is a public housing development; the latest three held in October were design workshops. There is a process prior to the redevelopment and demolishing of public housing that requires permission to be obtained by way of an application from the government. The process is to make sure that there is residential input of those residents who live there and neighborhood input. The process has been done and plans are to submit the application in December. Because the government has a backlog and other

authority applications are being looked at, there could be a time gap once it is approved. Once approved HRHA can move forward with an RFP and look for a master developer to come in from start to finish and build it out for them.

In response to a question from Commissioner Campbell, Mr. O'Neill explained the demolition of the Harbor Square property should have started and will be done in sequential phases. The first phase will concentrate on the corner of Pembroke and King where the new circuit court building will be located. When the site is cleared, work will move forward on the Circuit Court building with demolition of the remaining portions to follow. Brainstorming on the use of the property is being done. The Hampton First group has engaged Sasaki Associates to work with them to put together some ideas. Current focus is on downtown but there should be some ideas and suggestions on the Harbor Square property. Once directions and ideas are received, the Planning Division of Community Development will begin to do more detailed land use and master planning for that property. At some point that will come back through the Planning Commission after being vetted in the public and for adoption for a plan for the property.

Aaron Carter stated the reason the Housing Authority is doing so much developing, even as a public entity it is more like a private developer, is that it is the direction they are headed. Their department is not focusing on public housing and Section 8 because public housing as it is, is going away. Atlanta has torn down most of their public housing and Hampton is moving in that direction.

IX. Adjournment

There being no further business, the meeting adjourned at 4:50 p.m.

Respectfully submitted,

Terry O'Neill
Secretary to Commission

APPROVED BY:

Gregory Williams
Chairman